



RL Number: _____

Date Submitted: _____

Legislative Branch

City Clerk, City Hall, Binghamton, NY 13901 (607) 772-7005

INTERNAL REQUEST FOR LEGISLATION

Requests for Legislation (RLs) may be submitted to the City Clerk's Office for possible consideration at City Council Work Sessions. Incomplete/incorrect RLs will be returned to applicant for revisions. Please include as much supplemental material as is necessary to substantiate the request for legislation. Use "Additional Presenters" line to include anyone that will appear to present this in City Council Work Session.

Applicant Presenting RL at Work Session

(Name)

(Title)

(Phone number)

Additional Presenters:

To Be Completed By Applicant

Proposed Title:

Executive Summary (Explain why legislation is necessary):

Effective Date (if applicable):

Budget transfer or amendment: RL Budget Transfer Worksheet **must** be attached w/ Department. Head signature.
RL related to a grant: RL Grant Worksheet **must** be attached.

RL related to previously adopted legislation: Perm. Number:

Adoption Date:

Contract: Person/Company:

Total Cost:

Funds available in Budget Line:

Title:

Public Hearing required? Yes Not Applicable

SEQRA required? Yes Not Applicable

Additional information related to this RL attached? Yes No

Expedition requested for this RL? Yes No

Please explain why expedition is necessary:

For Internal Use Only

Mayor: _____ Comptroller: _____ Corp. Counsel: _____

Proposal for 35-41 Charlotte Street
Privately Funded Micro Apartments



Proposed development - 36 Ultra Low Income Units

Request to Purchases

Parcel # 160.21-1-7

Parcel # 160.21-1-8

Parcel # 160.21-1-9

Parcel # 160.21-1-10

Project Overview: This proposal outlines a plan to develop an ultra low-income housing project in Binghamton, NY, consisting of 36 micro-units, each approximately 150 square feet. The project aims to provide affordable housing for individuals with limited income, addressing a critical need in the community.

Location: The proposed project site includes four city-owned parcels at 35, 37, 39, and 41 Charlotte Street, Binghamton, NY 13905. These parcels are currently zoned commercial but are adjacent to an R3 zone and have multi-family residences nearby. The location is ideal due to its close proximity to healthcare facilities, public transportation, grocery stores, and multiple public and private social work organizations within a mile. Today, these parcels are vacant lots with miscellaneous debris, making them prime candidates for redevelopment into productive community assets.

Project Details:

- **Number of Units:** 36 micro-units
- **Unit Size:** 150 square feet per unit
- **Unit Features:** Each unit will have its own front door, a small kitchen, and a bathroom.
- **ADA Compliance:** Two units on the first floor will be ADA compliant, and all 12 first-floor units should accommodate wheelchairs.

Rationale: The project addresses the high cost of housing and the state stipend of \$401 per month for the unhoused, which has remained unchanged for over 20 years. Given these constraints, creating small, efficient living spaces is the only viable solution to make the project financially feasible. The estimated construction cost is \$275 per square foot, and the small unit size allows us to meet these budgetary limitations while providing essential housing for those in need.

Design and Construction:

- **Construction Cost:** \$275 per square foot
- **Total Cost:** Based on the total square footage of the project.
- **Funding:** The project relies on private funding without grants or other subsidies.

Support Services: Due to high construction costs, on-site support services are not provided. However, this project will work hand in hand with a multitude of public and private social work organizations in the area. These organizations do wonderful work but consistently find that the biggest barrier to housing the unhoused is simply a lack of available units. By providing these units, the project will enable social work organizations to better serve the community and address the housing crisis more effectively.

Request to City Council: The project requires the city to sell the four parcels at 35, 37, 39, and 41 Charlotte Street to proceed. This acquisition is crucial for the project's success and its positive impact on the community.

Deed Restriction: With the sale of the property from the city, a deed restriction will be added allowing the property to be developed only for low-income housing. This ensures the long-term commitment to providing affordable housing solutions for the community.

Benefits to the Community:

- **Affordable Housing:** Provides housing for individuals with extremely low incomes.
- **Community Revitalization:** Revitalizes underutilized parcels, increasing property values in the area.
- **Job Creation:** Generates new job opportunities during construction and maintenance.

Timeline:

- **Acquisition of Parcels:** As soon as possible
- **Collaboration with City Building & Planning Department:** Immediately after acquisition to address any concerns
- **Zoning Board Process:** Within 3-6 months, begin the process to change zoning from industrial to R3 and request minimal parking requirements
- **Permit Application:** After zoning changes, apply for necessary permits
- **Project Completion:** Expected within 18 months from permit approval



410-28 SCHEDULE IA: BULK REQ. IN RES. ZONING DISTRICTS.

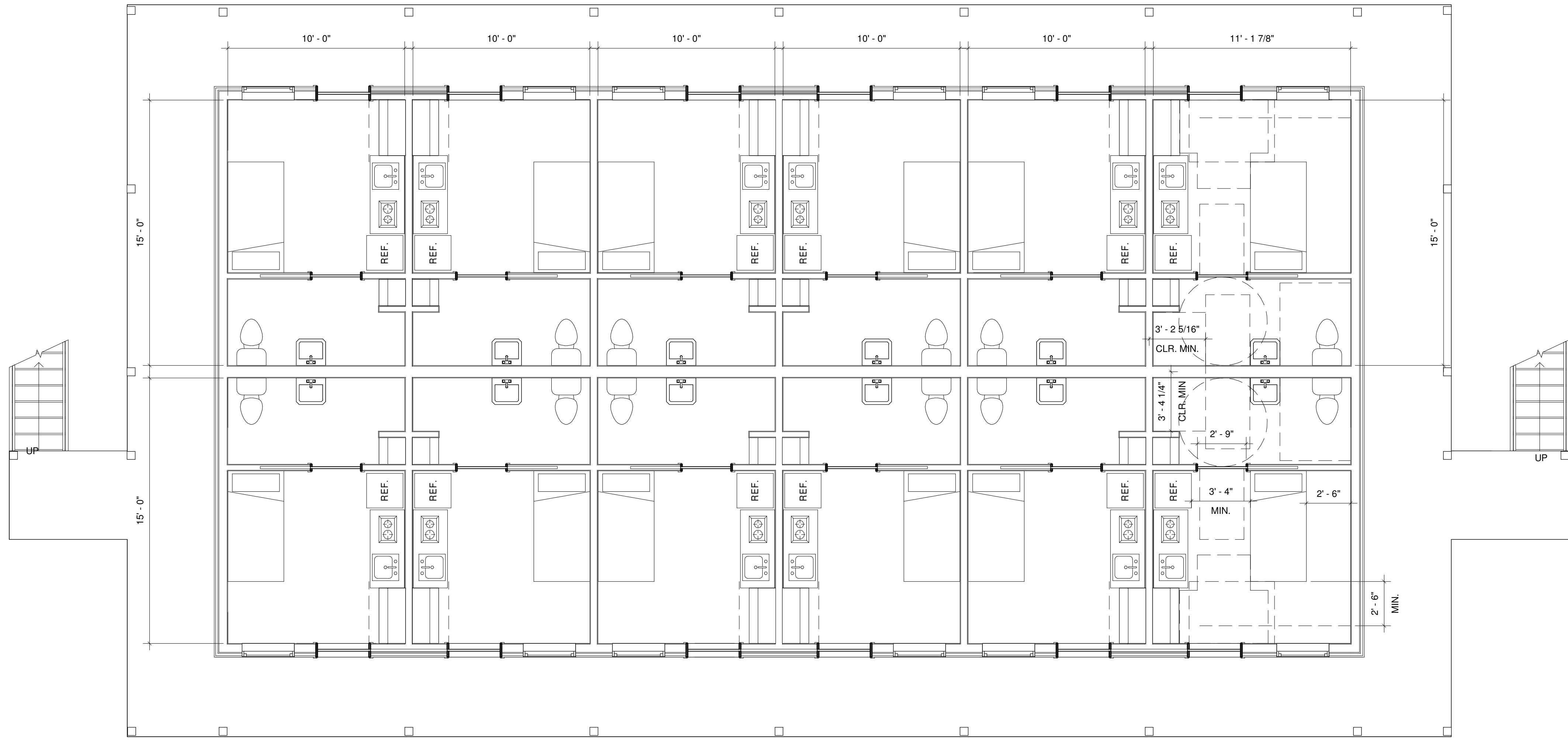
FRONT SETBACK = 10'-0"
 REAR SETBACK = 15'-0"
 ONE SIDE/TOTAL SIDE SETBACK = 5' / 15'
 MAX. LOT COVERAGE = 50%
 MAX. BLDG HEIGHT = 35'-0"
 MIN. LOT AREA (MULTI-UNIT) = N/A
 MIN. LOT WIDTH (MULTI-UNIT) = N/A

410-33 SCHEDULE IIA: BULK REQ. IN INDUSTRIAL ZONING DISTRICTS.

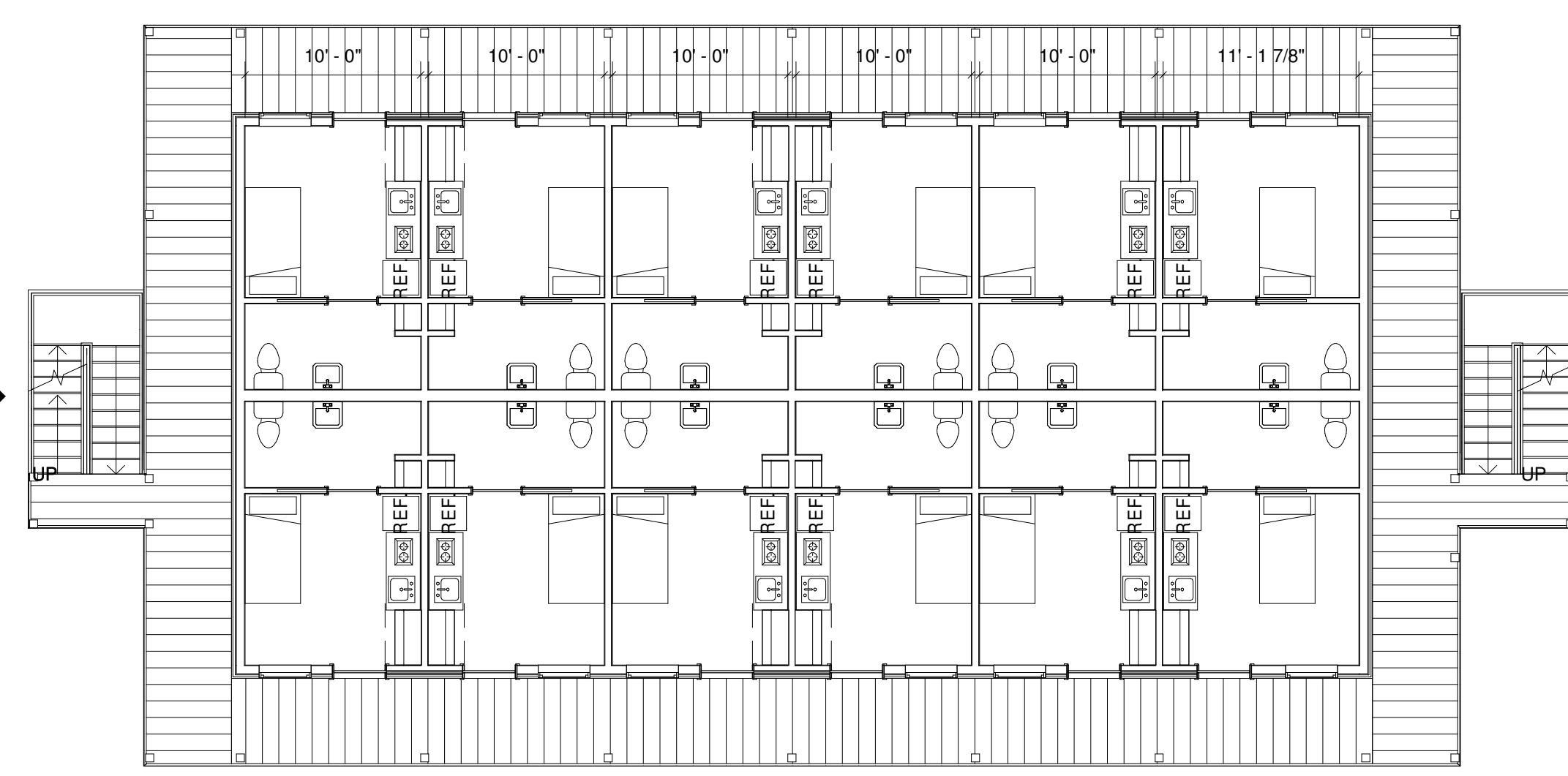
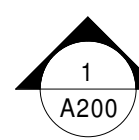
FRONT SETBACK = 20'-0"
 REAR SETBACK = 20'-0"
 ONE SIDE SETBACK = 10' + 5' PER 15 FT OF BLDG HT.
 MAX. LOT COVERAGE = 75%
 MAX. BLDG HEIGHT = 65'-0"
 MIN. LOT AREA (MULTI-UNIT) = 6,000 SF
 MIN. LOT WIDTH (MULTI-UNIT) = 50'-0"

SETBACKS SHOWN:

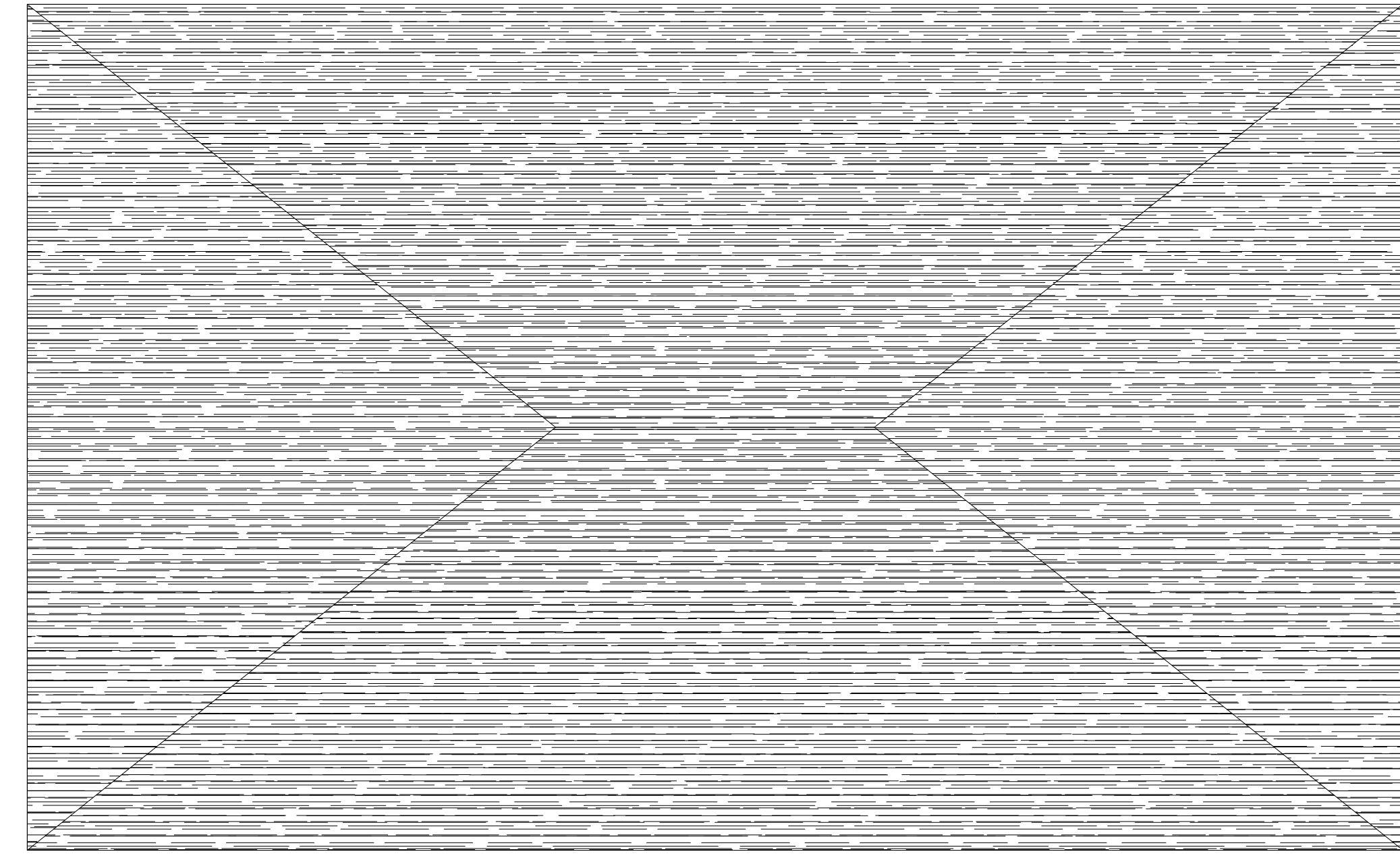
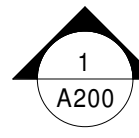
FRONT SETBACK = 20'-0"
 REAR SETBACK = 51'-0"
 ONE SIDE SETBACK = 44'-0"
 LOT COVERAGE = 15%
 MAX. BLDG HEIGHT = 42'-0"
 MIN. LOT AREA (MULTI-UNIT) = <6,000 SF
 MIN. LOT WIDTH (MULTI-UNIT) = <50'-0"



1 FIRST FLOOR
SCALE: 1/4" = 1'-0"



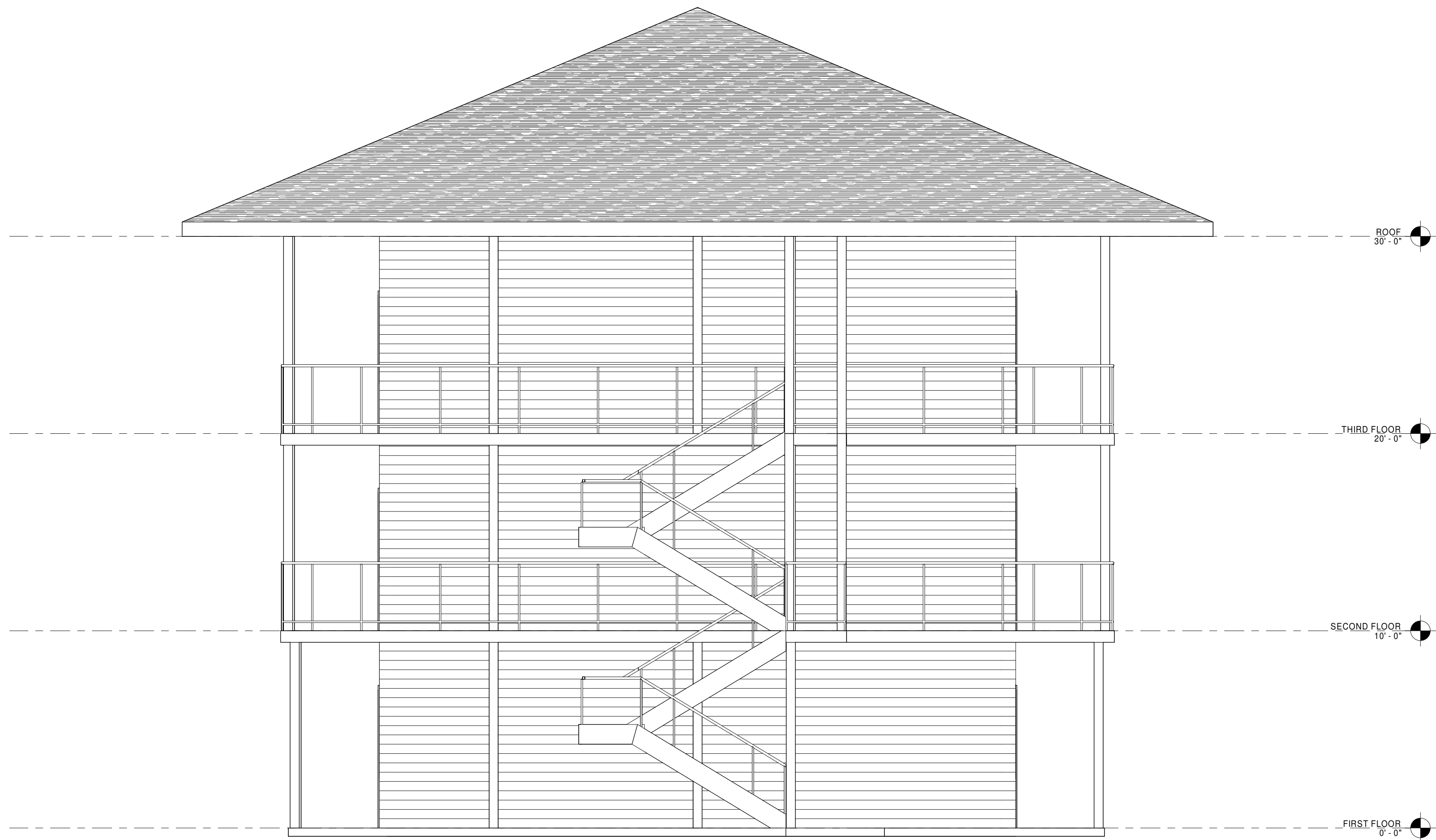
2 TYPICAL PLAN
SCALE: 1/8" = 1'-0"



3 ROOF
SCALE: 1/8" = 1'-0"



1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



2 WEST ELEVATION
SCALE: 1/4" = 1'-0"

LOW INCOME HOUSING
COMPLEX
CHARLIE ACKERMAN
ISSUED FOR PERMIT

02/15/2023
ELEVATIONS

A200



LOW INCOME HOUSING
COMPLEX
CHARLIE ACKERMAN
ISSUED FOR PERMIT

02/15/2023
ISOMETRICS

A900